



TO LET

Cedar Bank Farm, Barn 1



Knutsford, WA16 0EB

Cranford Avenue

£1,200.00 pcm (£300 for Gas, Elec and Oil)



The Property

This charming barn conversion has been recently refurbished to now provide stunning and bright, hi-spec accommodation throughout, blending period features with beautiful modern touches. Particular mention must be made of the spec to which the property is finished with modern kitchen and shower room blended with original features. Approached via a charming country driveway, the property forms part of an exclusive country estate and sits in a quiet position surrounded by open countryside and within easy reach of Knutsford, Holmes Chapel and beyond. The properties benefit from off road parking. There is an additional 4 acres of land that can be let by separate arrangement one with separate main road access and all benefitting from water points. Please note there is an additional £300.00 per month

allocation per property to be paid in addition to the rent to cover Electric, Water and Oil.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) and at the rail station proceed across the traffic lights onto Toft Road (A50). Turn right onto Middlewich Road (B5081) and continue through the village of Lower Peover. Continue past The Crown Inn public house on your right until you reach the crossroads and The Three Greyhounds public house on your right. Turn left onto Holmes Chapel Road and after one mile the entrance to Cedarbank will appear on your right hand side after Shakley Mere

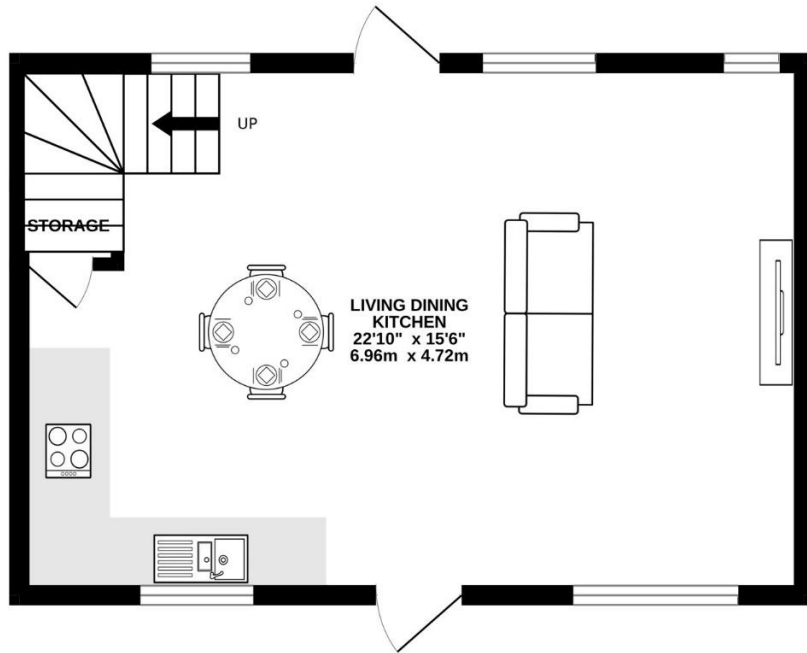
- A stunning end barns conversion
- Situated within a rural location
- Beautiful open plan living/dining/kitchen
- Two bedrooms
- Beautiful countryside views
- Off-road parking accessed via gates
- Ability to rent land by separate negotiation
- Unfurnished
- Available Immediately

Postcode – WA16 9LB

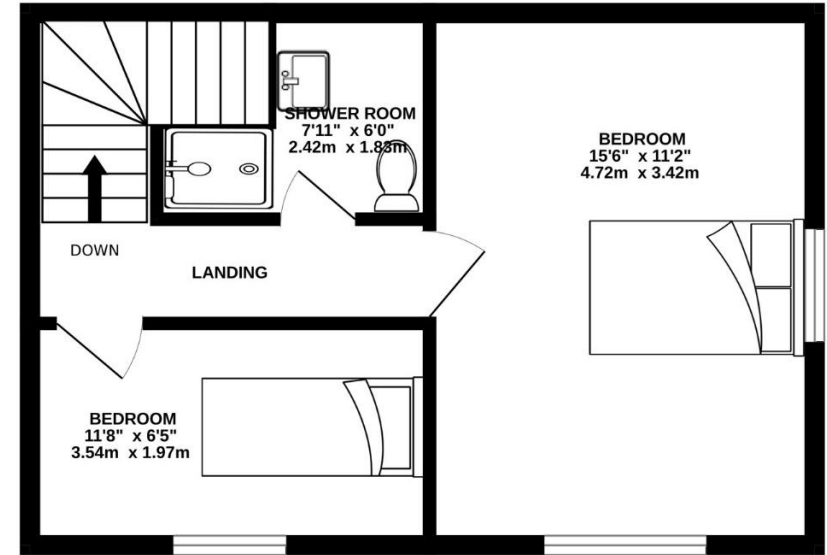
EPC Rating – C



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

